

ADDITION OF VIABLE AGRICULTURAL LANDS
NEW YORK STATE CERTIFIED AGRICULTURAL DISTRICTS
ONONDAGA COUNTY

Onondaga County Agriculture and Farmland Protection Board

February 2015

ONONDAGA COUNTY AGRICULTURE AND FARMLAND PROTECTION BOARD

BRIAN REEVES, CHAIR

F. Spencer Givens III

Andrew Maxwell

David Skeval

Kay Hilsberg

Brian May

Donald Weber

Lee Hudson

Meghan Schader

Scott Winkelman

Edwin Skeelee

INTRODUCTION

This report presents the findings of the Onondaga County Agriculture and Farmland Protection Board's 2015 review for the addition of viable agricultural land to agricultural districts in Onondaga County. The Onondaga County Legislature formally designated by Resolution 71 on April 5, 2004 an annual 30-day period in January when landowners can request that their land be added to an agricultural district.

Viable agricultural land, as defined in NYS Agriculture and Markets Law, Article 25-AA, Section 301, sub.7, is "...land highly suitable for agricultural production and which will continue to be economically feasible for such use if real property taxes, farm use restrictions, and speculative activities are limited to levels approximating those in commercial agricultural areas not influenced by the proximity of non-agricultural development." The requested additions were, therefore, examined primarily for natural features, location relative to existing agricultural districts, the size and characteristics of onsite and adjacent agricultural operations, agricultural production opportunities, and nearby development trends.

LANDOWNER REQUESTS

Landowners have requested that the following parcels be added to agricultural districts within Onondaga County. (Note, this report does not include parcels requested for addition which have been found to be currently enrolled in a certified agricultural district.)

2015 ADDITIONS				
DISTRICT	TOWN	OWNER	PARCEL	ACRES*
3	CAMILLUS	REDACRE HOLDINGS GROUP	007.-05-09.1	156.93
3	CLAY	MELISSA REALE	041.-03-37.0	4.47
3	CLAY	MELISSA REALE	041.-03-38.0	3.16
3	LYSANDER	JAMES STIRUSHNIK	025.-01-11.0	43.78
3	LYSANDER	JAMES STIRUSHNIK	025.-01-25.0	1.08
3	LYSANDER	MARK REEVES	027.-03-29.0	6.32
3	LYSANDER	MARK & BRIAN REEVES	029.-02-03.0	2.9
District 3 Total				218.64
4	FABIUS	MARY & DAVE DOLAN	116.-03-06.1	39.36
District 4 Total				39.36
Grand Total				258
* Calculated using a Geographic Information System, not Real Property Services (RPS) data.				

District 3

CAMILLUS: One parcel is being proposed for addition in the Town of Camillus, a 156-acre farmed parcel fronting on Warners Road. Per the applicant, the property contains rotational crop fields, with pumpkins, small grain crops and hay grown on site, as well as a hop yard for the production of hops. The applicant notes a farm brewery is being constructed on site and all hops grown will be used in the production of beer at the brewery.

CLAY: In the northern portion of the Town of Clay, two adjacent parcels are proposed for addition (041.-03-37.0 and 38.0) on the south side of Guy Young Road. The applicant notes the land is associated with the production of grass hay, alpaca fiber, eggs, honey and fruit (apples, cherries, plums and pears). A relatively large housing subdivision has been approved on the north side of Guy Young Road in recent years, and another associated subdivision is currently being considered on vacant, largely wooded lands surrounding these parcels being proposed for addition. Other than the subdivision to the north, surrounding land is primarily undeveloped land and low density housing. A farm parcel directly across Guy Young Road was added to Agricultural District 3 during the 2014 eight-year review process.

LYSANDER: Four properties are being proposed for addition in the Town of Lysander. All are located within the largely agricultural western portion of the town. The Reeves request includes two parcels (029.-02-03.0 and 027.-03-29.0) totaling approximately 9 acres of land, both of which are surrounded by existing enrolled properties. The proposed uses of the land include tillable ground, support land, woodlot and land for drainage. The Stirushnik lands proposed for inclusion are a 44 acre parcel (025.-01-11.0) and a nearby one acre parcel (025.-01-25.0), and are to contain ornamental and woody plants for propagation.

District 4

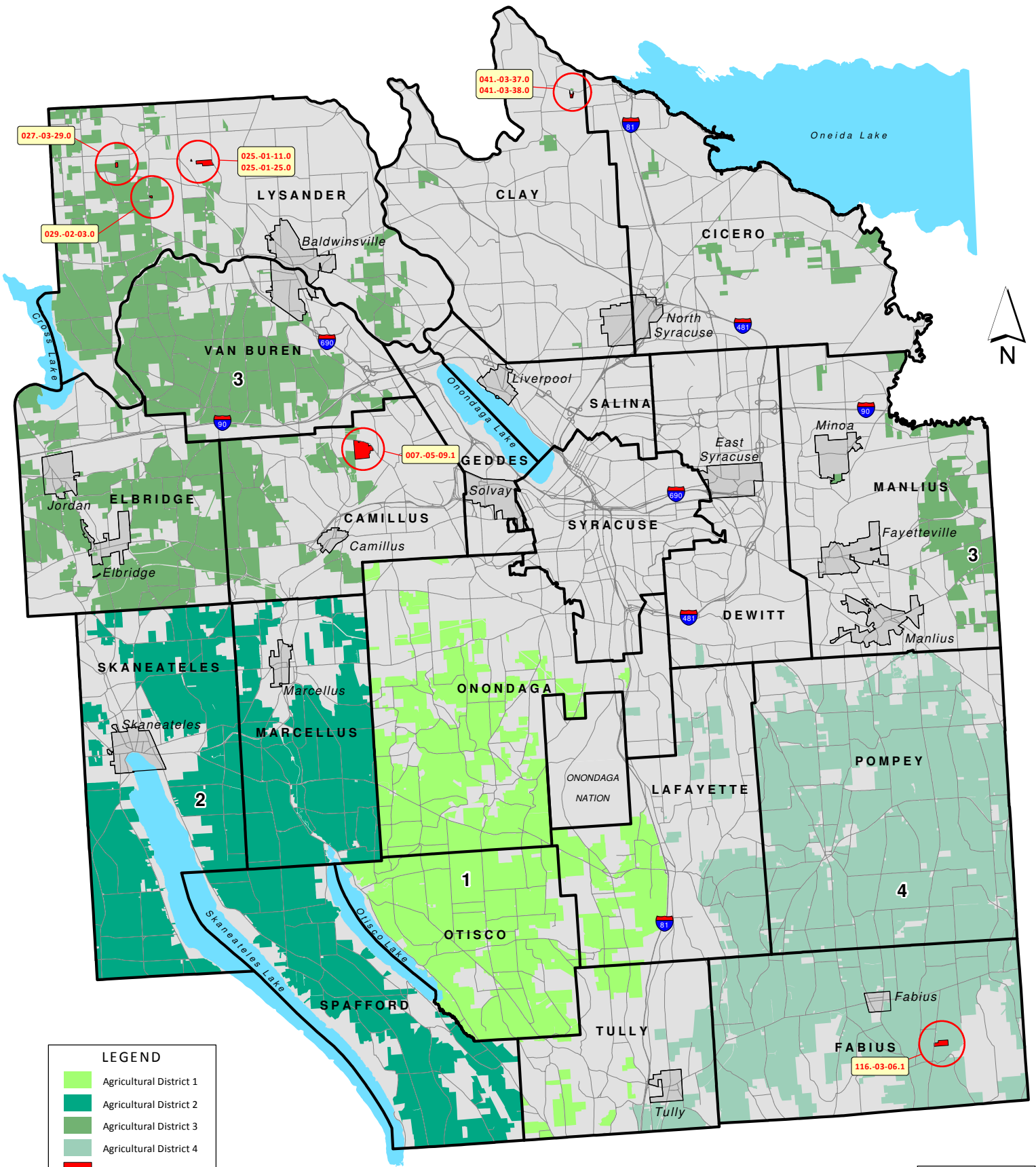
FABIUS: The proposed parcel (116.-03-06.1) is located on Vincent Corners Road in the Town of Fabius, southeast of the Village of Fabius. The parcel is vacant and contains sloped, wooded land, is approximately 2,000 feet from the Highland Forest County Park boundary. The parcel is entirely surrounded by parcels enrolled in Agricultural District 4. The applicant notes approximately 5 acres of land are used as pasture, and the owner plans to tap Maple trees (750-1000 taps) and grow garlic on the property.

According to the USDA NRCS Soil Survey Geographic (SSURGO) database, all of the properties proposed for addition consist largely of prime farmland soils.

MAPS

The following maps illustrate each proposed addition, as well as their context within Onondaga County.

Onondaga County Agricultural Districts 2015 Annual Additions



027.-03-29.0

041.-03-37.0
041.-03-38.0

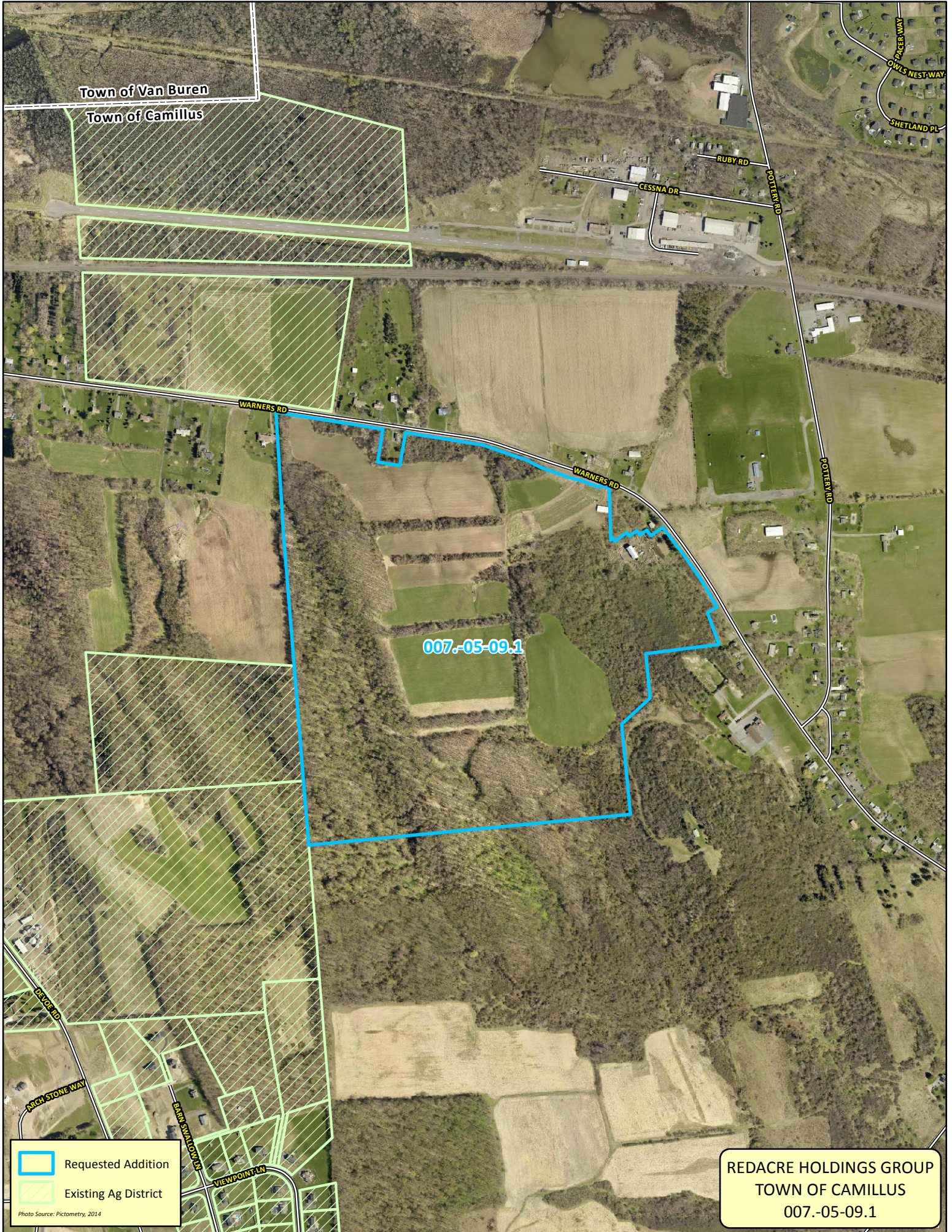
025.-01-11.0
025.-01-25.0

029.-02-03.0

007.-05-09.1

116.-03-06.1

LEGEND	
	Agricultural District 1
	Agricultural District 2
	Agricultural District 3
	Agricultural District 4
	2015 Additions



Town of Van Buren
Town of Camillus

007.-05-09.1

Requested Addition
 Existing Ag District

REDACRE HOLDINGS GROUP
 TOWN OF CAMILLUS
 007.-05-09.1

Photo Source: Pictometry, 2014



041-03-37.0

041-03-38.0

Town of Cicero
Town of Clay

 Requested Addition
 Existing Ag District

Photo Source: Pictometry, 2014

MELISSA A REALE
TOWN OF CLAY
 041.-03-37.0
 041.-03-38.0



025.-01-25.0

025.-01-11.0

ELSON RD

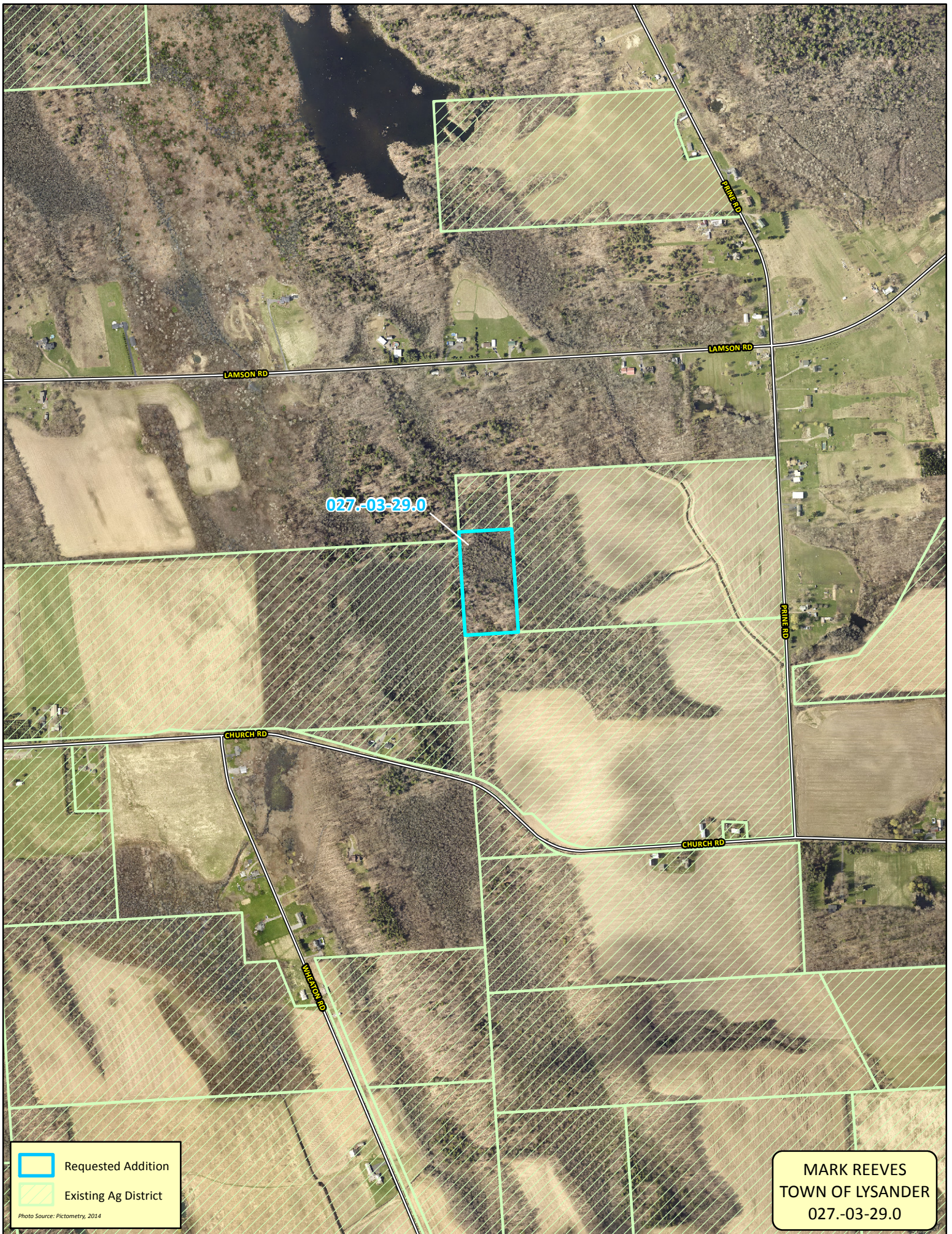
DINGLE RD

DINGLE RD


CHURCH RD

 Requested Addition
 Existing Ag District
Photo Source: Pictometry, 2014

JAMES STIRUSHNIK
TOWN OF LYSANDER
 025.-01-11.0
 025.-01-25.0



027-03-29.0

 Requested Addition

 Existing Ag District

Photo Source: Pictometry, 2014

MARK REEVES
TOWN OF LYSANDER
027.-03-29.0





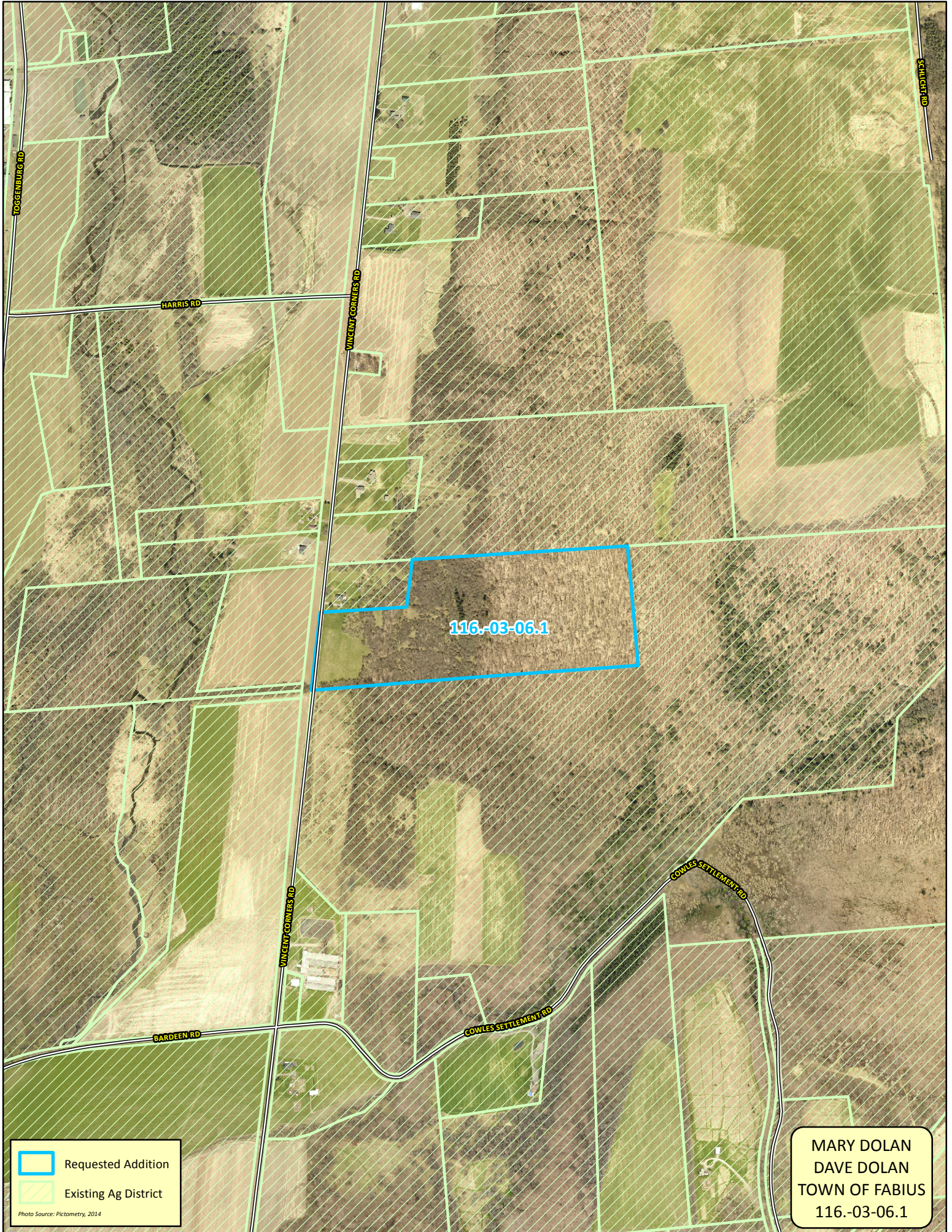
 Requested Addition
 Existing Ag District

Photo Source: Pictometry, 2014

MARK REEVES
BRIAN REEVES
TOWN OF LYSANDER
029.-02-03.0



 Requested Addition
 Existing Ag District

MARY DOLAN
 DAVE DOLAN
 TOWN OF FABIUS
 116.-03-06.1

Photo Source: Pictometry, 2014

RECOMMENDATIONS

The Agriculture and Farmland Protection Board recommends adding the parcels as requested to Agricultural Districts 3 and 4. The farm sector in Onondaga County is strong and stable and the Onondaga County 2010 Development Guide, the draft Onondaga County Sustainable Development Plan, and the Onondaga County Agricultural and Farmland Protection Plan identify protection of agriculture and farmland as an important goal for preserving the character of rural areas.

APPENDICES

Resolution - Annual 30-Day

Media - News Release

Form - Annual Additions Request

Resolution - Public Hearing Notice

Notice - Public Hearing Notice

Letter - Public Hearing Landowner

Minutes - Public Hearing

Resolution - Approval

SEQRA - Environmental Assessment Form